SUB-ID	Submission Summary	Proponent's Response
7575	Traffic concerns due to overdevelopment of street, parking and biodiversity loss	A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TNSW who raised no concerns, in addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any United evelopment of the subject site would be subject to a beneformed raised as part of the Planning Proposal with regard to impact on the surrounding road networks are addressed. The Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road networks are addressed. Biodiversity impact Assessment and Archist Report were submitted as part of the Planning Proposal. These reports concluded that subjects to the implementation of messares, the ongoing amenity and biodiversity value of the subject site will be retained. The resoning review recommendations of 223 required additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether Hadditional information address these recommendations. The panel met with the department for a pre-gateway briefing to consider whether Hadditional information address these recommendations. The panel met with the econditions had beard networks they impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the uddrete biodiversity mapping.
		A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the orging amenity and biodiversity value of the subject site will be retained. The reationing review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre gateway brefing to consider whether the additional information addressed these recommendations. The panel met with the department for a pre gateway brefing to consider whether the additional addressed under fund evelopment applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TNSW who rasked no concerns with who rasked no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would with regard to the subject site would be subject to a Development Application where traffic and car parking would with regard to the subject site would be subject to a Development Application where traffic and car parking would with regard to the subject site would be subject to a Development Application to ensure size as raised as part of the Planning Proposal was the result of the subject site would be subject to a Development Application where traffic and car parking would with regard to the subject site would be subject as part of the Planning Proposal and the Planning Proposal was the provident application to the subject site would be subject to a Development Application where traffic and car parking would with regar
7576	Traffic concerns due to overdevelopment of street, parking and biodiversity loss	the surrounding road network are addressed.
7577	Impact on current complex	All inpacts on surrounding development will be assessed as part of a future Development Application on the site. A Biodiversity impact Assessment and Abdoris Report was submitted as a part of the Planning Proposal. These reports concluded that subject to the implementation of massares, the orgoing amonity and biodiversity value of the subject site will be retained. The resoning review recommodations of 25 August 1202 required the proposents to prepare a updated abtority tropp, Lightweisely assessment, and quarkets to council Soldwersity mapping which wether the additional information advected these recommendations. The part end met with the department for a gr-gatrowy briefing to consider whether the additional information advected these recommendations. The part end met with the department for a gr-gatrowy briefing to consider whether the additional information advected these recommendations. The part end met with the department for a gr-gatrowy briefing to consider substantiate will be addressed under future development applications to encure consistence with the recommendations of the assessment and Council's considers as a result of the Development Application on the site. B Biodiversity impacts, Whith increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future B Biodiversity impacts. Assessment and Arborist Report were submitted as part of the Planning throposal. These reports concluded that subject to the
7584	Exisiting environmental issues on site and concerns around Councils opposition to the Planning Proposal	Implementation of measures, the orgiging amenity and biodiversity value of the subject site will be retained. The recoming review recommediations of 25 August 2023 required the proponents to prepare are updated anticity seessment, and updates to council's bodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre gateway briefing to consider whether the additional information addressed these recommendations. The panel was satisfied that these conditions lad been adequately met. All relevant biodiversity mapping which were provided addressed under future development applications to ensure consistency with the recommendations of the assessments and Cound's controls as a result of the updated biodiversity mapping. Whilst increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the sure.
7586	Will result in overdevelopment and traffic and acoustic issues from construction	site. The density proposed is consistent with adjoining development and the future DA will ensure an approprive eviel of amenity is mutiationed for existing development. A Treffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Plannin
7591	Intolerable traffic conditions and parking issues on Killeaton Street, biodviersity loss, breach of privacy on nearby apartment buildings	referred to TMSW who raised no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject to a Powelphernet Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. All privacy concerns would be subject to Development Application on the site. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal Any future Development Application concerns. In addition, Councif's Strategies Chrangort Engineers also raised no concerns with regard to the proposal Planning Proposal. Any future development Application where traffic and care parking would need to be assessed. Compliant et also be used be subject to a Development Application where traffic and care parking would need to be assessed. Compliant care parking would provided as part of the Planning Proposal and the surrounding road network are
7605	Traffic congestion due to increased traffic, limited parking, noise pollution related to construction, environemntal impact due to tree removal	addresset. Acoustic issues related to construction will be managed as part of the construction management plan provided at Development Application stage to ensure a noise unique construction will be managed as part of the construction management plan provided at Development Application stage to concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject site will be retained. The reconstruction recommendations of 25 August 2023 enguined the proponent to prepare an updated and/orst report. The panel met with the department for a pre-gateway hereing to consider whether the additional information submitted by the proponent. The panel met with the department for a pre-gateway met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and courds's as a result of the updates biodiversity mapping. Whits increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the
7606	Overdevelopment of the street and resulting traffic impacts. Environemntal and Biodiversity impacts	site. The density proposed is consistent with adjoining development and the futre DA will ensure an appropryate evel of amenity is maintained for existing development. A foldowership impact Assessment and Actorist Report were submitted as part of the Planning Propoal. These reports concluded that subject to the implementation of messures, the orgging amenity and biodiversity value of the subject site will be retained. The reconing review recommations of 25 August 2023 required the propoment to prepare an updated abroicit storp, biodiversity values to score this biodiversity impainted with the employment to a pre-gateway briefing to consider the additional information advects these recommendations. The part end met with the department for a pre-gateway briefing to consider whether the additional information advects these recommendations. The part end met with the department for a pre-gateway briefing to consider whether the additional addressed under future development applications to ensure consistens that econditions had been adquately met. All releant biodiversity impaints with the addressed under future development applications to ensure consistens that perform assubmitted with the Planning Proposal and the Planning Proposal was referred to TMSW who raised no concerns. In addition, Council Strategic Transport Regineer also raised no concerns with regard to the subject to its would proposal. Any it ture development of the subject tais and be usible; to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application to enure usus stated with the Planning Proposal with regard to be assessed. A Biodiversity impact. Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the the
7613	Loss of native trees. Traffic and parking concerns	implementation of measures, the orgoing amonity and biodiversity value of the subject site will be retained. The rezoning review recommadiations of 25 August 2023 required the proponent to prevale an updated abroits trapp, biodiversity assessment, and updates to council's bodiversity mapping which wave provided as part of additional information submitted by the proponent. The panel met with the department for a pre gateway briefing to consider whether the additional information addressed these recommendations. The panel was satisfied that these conditions had been adequatedly met. All relevant biodensity impaint which wave provided addressed under future development applications to ensure consistency with the recommendations of the assessments and council's controls as a result of the updated biodversity mapping. A Traffic Transport and Parking Assessment Report was submitted with the Parling Proposal and the Planning Proposal. Any future development erus. In addition, Council's Strategic Transport Feginere alor aside no concerns with regard to the proposed Planning Proposal. Any future development and a spirat the overlappment Application to ensure issues raised as part of the Planning Proposal with regard to the sessement and any future development as a part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
7615	Intolerable traffic and parking congestion issues and irreversible biodiversity loss	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subjects to the implementation of measures, the organism amenity and boliversity value of the values take will be retained. The recording review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to cound's biodiversity major the values as part of additional information submitted by the proponent. The parel was statisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications of the subsessments and Cound's control's so are estable with the destingtion of the subsessments and Cound's control's so are estable of the organized that these conditions in a been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Cound's control's so are estable of the Under Statue development applications is a set of the updated biodiversity mapping. A Traffic Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal and the Planning Proposal and the Under Statue development application be subject to a beneficient of the updated biodiversity mapping. A Traffic Besident as a result be subject to the outper development application to ensure constraints will be recording or update a statue of the update abording that the exist biodition. Council's Statugic Transport Engineer also raised no concerns with regard to the subject take would be ablect to a Development Application to ensure issues raised as part of the Planning Proposal and the Planning Proposal and the Planning Proposal and the research material as a result of the overlopment application to ensure issues raised as a part of the Planning Proposal and the research materissues as a statue of a statue of the Planning P
		Whist increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. The density proposed is consistent with adjoining development. A future Davel Impact Development Application on the development. A foldowership mark atsessment and Archorits Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation or measures, the orgoing amenity and biodiversity upad at the subject as the will be retained. The recoming review recommations of 25 August 2023 required the propoment to prepare an updated abroits report. Theory have submitted by the propoment. The pare an updated abroits report. The part mer with the department for a pre-gateway brefing to consider whether the additional information address these recommendations. The part environment and subject as subset of the subject as the endoting and Loddwersity mapping which were provided as part of additional information address these recommendations. The part mer with the econtations table addressed these recommendations. The part environmentations of the assessment and council's constants will be addressed under future development application to ensure consistency with the recommendations of the assessment and council's council as a result of the updated biodiversity mapping. A Traffic Ransport ad Praining Assessment Randport Resplances have the raining Aroposal and the Planning Proposal and the Planning Proposal and the Planning Proposal and the subject tab evolution as subsets to the under subject as a south of the subject tab evolutions are parking would need to be assessed.
7617 7618	Parking and traffic congestion. Overdevelopment of street. Damage to local ecosystem Support for development due to increase provision of much needed housing	Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. Noted
7619	Overdevelopment of previously suburban street with no planned infrastructure increase	Whist increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. The density proposed is consistent with adjoining development and the futre DA will ensure an appropryate elvel of amenity is maintained for existing development
7619 7620 7621	Uverdevelopment of previously suburban street with no planned intrastructure increase Overdevelopment resulting in impacts to Mona Vale Road Concerns around new form of development	evelopment: Whils increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. The density proposed is consistent with adjoining development and the fute D will ensure an approprivate elvel of amenity is maintained for existing the proposed from of development would be a permissible land use. A Biodhershy impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the origing amenity and budies sity value of the black site will be reprinted. The resonner review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, blockwestly assessment, and updates to cound's bodiversity magnet which were growled spart of additional information submitted by the proponent. The pand merk with the department for the or pre-gravest werking to consider which were growled spart of additional information submitted by the proponent. The pand merk with the department for the proponent to consider which were growled.
7623	Impact on natural habitat	to prove the obsolution matching of the properties in the provide the providet

		A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject site will be retained. The rezoning review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided
		as part of additional information submitted by the proponent. The panel met with the department for a per-gateway bieling to consider whether the additional information additises did these recommediations. The panel we was statisfied that these conditions had been adequately energy. All redenant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal referred to TINSW who raked no concerns. In addition, Council's strategic Transport Engine tables inside no concerns with regard to the proposed Planning
7624	Traffic and parking concerns. Impact on endangered ecosystems. Impact on bats. Loss of trees	Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would provided as part of the benchment. Application to ensure issues raised as part of the benchment Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. A traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TIMSV who raised no concerns. In addition, Council's Strategic Transport Engineer alto raised no concerns with regard to the proposal was referred to TIMSV who raised no concerns. In addition, Council's Strategic Transport Engineer alto raised no concerns with regard to the proposal Compliant car parking would provided as
7625	Impact on traffic along Killeaton Street	part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. A Biodiversity Impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject take will be retained. The recoming review recommendations of 25 August 2023 required the proponent to prepare an updated advorts report. Disorders successful Subdrastrity mapping which were provided
7626	Tree loss and natural habitat destruction	as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information additises did these recommediations. The panel met with the department for a pre-gateway briefing to consider whether the additional addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. Whils increased density is sogeth as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the
7627	Overdevelopment of the street and resulting traffic impacts. Environemntal and Biodiversity impacts	much induced by impact Assessment and Arboris Report ways being the set of the Planning Property and the planning Property and the set of the set of the set of the Planning Property and the set of the set of the set of the set of the Planning Property and the set of the set
		A Biodeversity Impact Assessment and Arbors its Report were submitted as part of the Phaning Proposal. These reports concluded that subjects to the implementation of neasures, the oraging annehy, and tableweity what are the uniplect at well be retrained. The recommendations of 25 August 2023 required the programment to pregare an updated arborits report. Indefinite the uniplect at well be retrained. The recommendations of 25 August as part of additional information users the additional information users are recommendations. The panel wes satisfied that these conditions had been adequately met. All referent biodiversity impacts will be addressed under future development applications to near consistency with the recommendations of 42 second the second secon
7628	Traffic and parking issues. Destructive impact on rare flora and fauna	the surrounding road network are addressed. A Biodiversity Impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the
7629	Traffic and parking issues. Destructive impact on rare flora and fauna	Implementation of measures, the ongoing amenity and biodiversity value of the subject take will be retained. The recording review recommendations of 25 August 2023 required the proponent to prepare an updated abovisit report. Jointowisi passesment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to contrained whether the additional information additional informations. The panel met with the department for a pre-gateway briefing to contrained whether the additional information additional informations. The panel met with the department for a pre-gateway briefing to controls as a result of the addressed under future development fig. Transport af applications to ensure consistence and were taken and the Planning Proposal and the Planning Proposal and the Planning Proposal and the subject site bacelopment Application to ensure issues raised as part of the Planning Proposal and the addressed. Complicat on devices are addressed.
7631	Overdevelopment of the street and resulting traffic impacts. Environemntal and Biodiversity impacts	Whilst increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the site. A Biodiversity impact Assessment and Arboris Report were submitted as part of the Planning Proposal. These reports concluded that subjects to the implementation on measures, the oraging amenity and biodiversity value of the subject ste will be retained. The recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to council's biodiversity more of the additional spart of additional information submitted by the proponent. The pand me with the department for a pre-gatewy bieling to consider whether the additional information addressed these recommendations. The pand was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and as referred to TNSW who raiked no concerns. In addition, Council's Strategic Transport Engineer also raiked no concerns with regard to the proposed Planning Proposal. Any future development of the subject tale would be subject to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application to ensure ssues raised as part of the Panning Proposal with regard to impact on the surrounding round tervors.
7632 7633	Traffic and parking issues and destructive impact on rare flora and fauna Support for development due to sensible and reasonable mid-fixe housing proposed	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject tate will be retained. There renoring review recommendations of 25 August 2013 required the proponent to prepare an updated aborts report. The panel met with the department for a pre-gateway briefing to commendation in the proponent. The panel met with the department for a pre-gateway briefing to commendation. The proposal metal was astidled that these conditions had been adequated by much likely whether the additional information additional information. The proponent. The panel met with the department for a pre-gateway briefing to commendation. The panel was astidled that these conditions had been adequated by much blockwardy mupdates with the department for a pre-gateway briefing to commendation. The proposal was astidled that these conditions had been adequated by much blockwardy mupdates the formation additional information addition. The proponent and Parking Assessment: Report uses submitted with the Hanning Proposal and Parking Assessment Report as submitted with the department for a pre-gateway briefing to commendation. The panel advises advises the transport table assessment: Report as a submitted with the Hanning Proposal and Parking Assessment: Report as submitted with the Hanning Proposal and Parking Assessment: Report as a submitted with the Hanning Proposal and the Banning Proposal. Am future development of the subject to a Development Application where traffic and car parking would need to be assessed. Compliance targeting would provide as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding read network are addressed.
		A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject take will be retained. The recording review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report. Joindown value of the updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre gateway bieling to consider whether the additional information addresed these recommendations. The panel were with the the conditions had been adequately work. All relevant biodiversity impacts will be
7634	Traffic and carkine issues. Destructive impact on rare flora and fauna	addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's as result of the updated biodiversity mapping. A Trainfic, Trainsport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TMSW who raised no concerns. In addition, Council's Strategic Trainsport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traific and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding end network are addressed.
		A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal and the Planning Proposal was referred to TNSW who raised no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would need be assessed. Compliant car parking would provided as part of the Development Application is easier to a part of the Barbard to impact on the surrounding road network are
7636	Parking required to be provided to future residents of the development	addressed. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TNSW who raised no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject its evoluble subject to Development Application where traffic and car parking wond need to be assessed. Compliant car parking would provided as
7637	Parking concerns during peak hours	part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impart on the surrounding road network are addressed. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TNSW who raised no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of
7638	Traffic concerns due to existing developments in the area	the subject site would be subject to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application on sense issues raised as part of the Hanning Proposal ware frequed to impact not the surrounding road network are addressed. Whilst increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of the Subject and the surrounding road network are the subject set of the subject of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the whilst increased density is sought as part of the planning proposal, and the Planning Proposal and the Planning Proposal and the Planning Proposal. Any future development on concerns. In addition, Council's Strategic Transport Engineer also raised on concerns with regard to the proposal Planning Proposal. Any future development and the planning Proposal. Any future development on concerns. In addition, Council's Strategic Transport Engineer also raised on concerns with regard to the proposel Planning Proposal. Any future development and the planning Proposal. Any future development future and the subject of the planning Planning Proposal. Any future development future and the planning Plan
7642	Overdevelopment of Killeaton Street. Existing traffic issues will be worsened by the planning proposal	of the subject site would be subject to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
7643	Environmental impact. Access to Mona Vale Road already difficult. Existing parking and traffic issues	A Biodiversity impact Assessment and Arbotist Report were submitted as gard of the Planning Proposal. These reports concluded that subject to the implementation of resursuse, the oroging amenity and biodiversity value of the subject site will be retrained. The recomplex provided as part of the Planning Proposal information subjects to a title will be additional information submitted by the proponent. The pand net with the department for a pre-gatewy bielding to consider wither the additional information submitted by the proponent. The pand net with the department for a pre-gatewy bielding to consider wither the additional information submitted by the proponent. The pand net with the department for a pre-gatewy bielding to consider wither the additional addressed these recommendations. The panel was satisfied that these conditions had been adequately met. All releands to disdiversity impacts will be addressed under future development applications to arous consistency with the recommendations of the assessments and Cound's controls as a result of the updated biodiversity mapping. All Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and with regard to the proposal was referred to TRNS who related no concers. In additions, council's Strategis Transport Enginera allow sitting and car parking would need to be assessed. Compliant car parking would provide a spart of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding read network are addressed.
		Whilk increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the site. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the one origing amenity and biodiversity value of the subject take will be retained. The recoining review recommendations of 25 August applementation of measures, the one origing amenity and biodiversity value of the subject take will be retained. The recoining review recommendations of 25 August as part of additional information submitted by the proponent. The paral met with the department for a pre-gatewy biefing to consider whether the additional information addressed these recommendations. The paral met was statisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to resure consistency with the recommendations of the assessments and Council's contok as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal and the planning Proposal and the resolution station addressed these Planning Proposal and the Planning Proposal and the Planning Proposal and the planning Proposal and the proposal and the planning Proposal and the planning Proposal and the planning Proposal and the proposal and the planning Proposal and the planning Proposal and the planning Proposal and planning Proposal and Planning Proposal and Planning Proposal and the planning Proposal and the planning Proposal and the proposal and the planning Proposal and the planning Proposal and the planning Proposal and the planning Proposal and the proposal and the planning Proposal and the pl
7645	Killeaton Street already overdeveloped. Planning proposal would worsen an already dangerous traffic situation. Environmental imp and tree loss	Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.

7646	Too many apartments and no parking on street	Whilst increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the site. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TNSW who raised no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject take would be subject to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provide as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
		Whilst increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the organing amenity and biodiversity value of the subject site will be retained. The reasoning review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to concrif's biodiversity mape the additional information addressed these recommendations. The panel met with the department of a pre-gateway briefing to consider whether the additional information addressed these recommendations. The panel met was satisfied that these conditions had been adequately met. All relevant blockversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Coundr's contot as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and Dehning reports and advised and the recommendations and been adequately met. All relevant bloning reports and the result of the proposal was relevant to the proposal was relevant to the proposal was relevant to the proposal method. The planning the proper table advised to the reports was there to intSWM who readen on counces in advision. Council's strate Transport Teginer allow advised to the proposal faming advised to the proposal advised Planning advised to the proposal method.
7647	Overdevelopment. No parking. Destruction of forest. Joining Mona Vale Road from Killeaton St at peak times already difficult	Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would provided as part of the Development Application to ensure issues inside as part of the Development Application to ensure issues inside as part of the Development Application to ensure issues inside as part of the Development Application to ensure issues inside as part of the Development Application to ensure issues inside as part of the Development Application of the subject site would be s
7648	Existing traffic and parking issues in the area will be worsened by the proposed planning proposal	part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. Whils Increased density is sought as part of the planning proposal, all environemial impacts will be assessed as part of a future Development Application on the site. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. There eropits concluded that subjects to the implementation of measures, the orgoing amenity and biodiversity value of the subject the will be retained. The rezoning review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to cound? Biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed these recommendations. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed these recommendations. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed these recommendations. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed these recommendations. The panel were addressed to reading the addressed the recommendations. The panel were addressed the recommendations.
7649	Overdevelopment of St. Ives. Environemntal and Biodiversity Impacts	addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodviersity mapping.
	Loss of rare green space and overdevelopment of St. Ives. Traffic concerns due to poor public transport links. Unsuitable form of	Whilst increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. A Biodivershy impact Assessment and Arborits Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the organing amenity and bulkershy value of the subject site will be retained. The reasoning review recommendations of 25 August apart of additional information submitted by the proponent. The panel met with the department of a pregateway briefing to consider whether the additional information addressed these recommendations. The panel met with the department for a pregateway briefing to consider whether the additional information addressed these recommendations. The panel met with the department of the assessments and Council's controls are areald of the additional information addressed these recommendations. The panel met was estified that these conflictions had been adequately met. All relevant blockiershy impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls are areald to the updatet blockiershy mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and Council's controls are areald to the council's strategic Transport tigners and parking to council's strategic Transport tigners and the regord with the realt of the proposal and Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would provided as part of the Proposal Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would provided as part of the Proposal and the planning Proposal in the regular blocking as part of the Proposal Planning Proposal with regard to to impact on Compliant car parking wou
7650	development for the subject site	the surrounding road network are addressed. A Blodiversity Impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the
7651	Traffic concerns. Biodiversity loss	Implementation of measures, the ongoing amenity and biodiversity value of the subject tet will be retained. The rezoning review recommendations of 25 August 2023 required the proponent to prepare an updated aborist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed there recommendations. The panel was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal referred to TMSW who naked no concurls's strategit Transport Teginer also releade no concers the regard to the part of the planning Proposal. Any future development is beuviet as bubject to a Development Application where traffic and car parking would need to be assessed. Compliant car praining would provide as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
7657	Taffic and parking issues and destructive impact on rare flora and fauna	A Biodiventity imgard Assessment and Adorstin Report were submitted as part of the Flamming Proposal. These reports concluded that subject to the implementation of measures, the organism amelity and biodiventry value of the subject to the Wite trained. The reconstruct data part of 25 August 2021 required the proposed to prepare an optical adorbit report, biodivently suscenseret, and update to council's Modivesting media adorbits report, biodiversity uses construct and that prepare an optical adorbit report. Biodiversity inspects with the diagrammet and updates to council's Modivesting media adorbits report, biodiversity inspects with the diagrammet of a pre-gateway biodiversity impacts will be additional information adversed the explications the traines of the accouncil's Modiversity impacts will be additional addressed under subject to a subject to the addresses of these recommendations. The panel was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's contragit remains of the assessment and Council's contragit remains of the additional addressed under who hasked no concerns. In addition, Council's stragit Temport Tengore Tengore allow thregard to the proposal and the addressed. Compliant car parking would provide a spart of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding read network are addressed.
7659	Traffic impacts and tree loss as a result of the planning proposal	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the organic amenity and biodiversity value of the values task will be retained. The reacoing review recommendations of 25 August 2023 required the proposent to prepare an updated arborist report, biodiversity assessment, and updates to council's biodiversity reliance that a spart of additional information submitted by the proponent. The panel environment, and updates to council's biodiversity impacts will be additional information submitted by the proponent. The panel environment, and updates to council's biodiversity impacts will be additioned and environmentations. The panel environment the recommendations that been adequately met. All relevant biodiversity impacts will be additioned and environmentation addressed there recommendations of the assessment. The evolution of the consoling of the additional addressed there additional explications to environ exonsisting with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal and the Planning Proposal. Angust the evolution addressed under a parking would need to be assessed. Compliant car parking would need to be assessed. Compliant car parking would need to be assessed. Compliant car parking would need to be assessed.
		Whilst increased density is sought as part of the planning proposal, all environemntal impacts will be assessed as part of a future Development Application on the site. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to TINSW who raised
7660	Micro-climate issues resulting in increased local temperature. Overdevelopment of this portion of Killeaton Street. Traffic concerns	no concerns. In addition, Council's Strategic Transport Engineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car paring would need to be assessed. Compliant car paring would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed. Micro-Cimate issues will be addressed as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the orgoing amenity and biodiversity value of the subject site will be retained. These reports concluded that subject to the implementation of measures, the orgoing amenity and biodiversity value of the subject tae will be retained. These reports concluded that subject to the in prosent and proponent to prepare an updated adroinst report, biodiversity assessment, and updates to council's toldiversity mapping which were provided
7683	Impact on trees and biodiversity	as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed these recommodations. The panel was assisted that three conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated biodiversity mapping. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the
		replacementation of measures, the origoing amenity and biodiversity value of the subject tail will be retained. The recording review recommendation of 28 August 2021 required the proponent to prepare an updated abrohist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to constrain the additional information addressed these recommendations. The panel met with the department for a pre-gateway briefing to constrain biodiversity mapping which were provided addressed under future development applications to ensure consistency with three conditions had been adequately met. All relevant biodiversity mapping, which is a pre-gateway briefing to constrain a significant of the addressed under future development of the subject tai be update to biodiversity mapping which the plannet proposal and the Planning Proposal and referred to TMSW who nated no concerns. In addition, Council's Strategic Transport Engineer also nated no concerns with regard to the proposal and the proposal and proposal and referred to TMSW who nated no concerns. In addition, Council's Strategic Transport Engineer also nated no concerns with regard to the subject to a Development Application where traffic and car parking would need to be assessed.
7684	Area already under pressure with regard to street parking. Loss of native wildlife and trees	Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
7690	Concerns around impact of construction on local area Air and noise politicion impacts on Corpus Christi School during construction. Traffic study does not investigate parking demand on Killiaton Strets: Biodevrsity report block on thi westigate birds, possums and lizards	Acoustic issues related to construction will be managed as part of the construction management plan provided at Development Application stage to ensure a noise nuisance is not created. Acoustic issues related to construction will be managed as part of the construction management plan provided at Development Application stage to ensure a noise nuisance is not created.
7694	Destruction of scores of trees. Increased traffic and parking pressure. Infrastructure overload	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the orgoing amenity and biodiversity value of the subject take will be retained. There renoring review recommendations of 25 August 2023 required the proponent to prepare an updated abroit seroor, biodiversity assessment, and updates to council's toldwersity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consist whether the additional information addressed these recommendations. The panel was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the updated bodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal referred to TMSW who raided no concourts's bartegic Transport Engineer also readed now the regard to the proposed Planning Proposal. Any future development is adultor. Council's strategic Transport Engineer also readers with regard to the proposal Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provides a spart of the Development Application to ensure site is related as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
		Overlooking concerns will be addressed as part of a future Development Application on the site. Whilst increased density is sought as part of the planning proposal, all environmental impacts will be assessed as part of a future Development Application on the site. A Bodiversity impact Assessment and Arborst Report were submitted as part of the Hanning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject site will be retained. The recoring review recommendations of 25 August 2023 required the proponent to prepare an updated arborits report, biodiversity assument, and updates to council's biodiversity impangive winh were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information addiressed under future development applications. The panel was staffed that these controls had been adequated by metal. Pre-exam block were the updated biodiversity manuel and partice to consider whether the additional allorismant biodiversity and Parking Assessment Report was submitted with the Planning Proposal and usar vertered to THNNW who raised no concerns. In addition, Council's Strategic Transport Fugineer also raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to advelopment Application where traffic and car parking would meed to be assess.
7695	Overlooking concerns. Not enough street parking. Too many trees requried to be felled. Overdevelopment of street.	Development Application to ensure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.

7708	Traffic study fails to consider 2 aged care facilities and townhouse complex. Destruction of trees and native wildlife habitats. Overloading of existing infrastructure	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of messures, the ongoing amenity and biodiversity value of the subject site will be retained. The rezoning review recommediations of 25 August 2023 required the proponent to pregress an updated arborist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information advected these recommendations. The panel we satisfield at there conditions had been adouted with all relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Cound's Controls as a result of the updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report as basines that there adouted with the Planning Proposal and the Planning Proposal and the Planning Proposal and the Planning Proposal and the surger adouted to accumpt a budget site outdoe to subject to a development 4 Application be using to a subject to a two webs retained there traffic and car parking would provide a spart of the bevelopment Application there traffic and car parking would need to be assessed. Compliant car parking would provided a spart of the Development Application there traffic and car parking would need to be avessed.
7709	Destruction of trees. Not enough on street parking and planning proposal will worsen the situation	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of messures, the ongoing amenity and biodiversity value of the subject site will be retained. The rezoning review recommendations of 25 August 2023 required the proponent to prepare an updated aborist report, biodiversity and use seasment, and updates to council's biodiversity maping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gravew printing to consider whether the additional information addresses these recommendations. The panel was assisted that there conductors had bears adduced the released biodiversity impact and additional information addresses there recommendentians. The panel was assisted that there conductors had bears adduced to the information addresses there recommenders in a probated aboristic statistical that there adduced and the adduced to the information addresses there recommenders in address will be addresses to biodiversity impacts. A traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Binning Proposal and the Binning Proposal and the Binning Proposal and the Binning Proposal. Any future development of the subject tile would be subject to a Development Application where traffic and car parking would need to be as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to timp act on the surrounding road network are addressed.
7710	Overcrowding and traffic congestion. Destruction of biodiversity. Impact on microclimate. Disruption of air circulation and pressurised systems	Micro-Chimate issues will be addressed as part of the Development Application on the subject site. A Biodiversity Impact Assessment and Avoids Report were submitted as part of the Planning Proposal. These reports concluded that subject to the Implementation on measures, the nonging amenity and biodiversity yuele of the subject site will be retained. The recording review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to council's biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the dearment for a preglevery briefing to consider whicher the additional information addressed these recommendations to be satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a result of the update biodiversity impact. A Traffic, Transport and Parling Assessment Report was submitted with the Planning Proposal and the Planning Proposal as referred to TMSW who raised no concerns: the traget for the proposed Planning Proposal and provided as part of the Development Application te environe takes raises as a parking the update; the submets referred to the subsect to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application te environ these readings and the Planning Proposal with regard to a proposal biomate and the readings and the readings and Application te environ there traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application te environ there addressed with the Planning Proposal with regard to the proposal with regard to the proposal to the addressed to a parking would need to be addressed.
7712	Disruption of ecological balance. Potantial impact on microclimate and environmental health. Destruction of precious trees. Traffic congestion and safety concerns	Micro-climate issues will be addressed as part of the Development Application on the subject site. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of messures, the ongoing amenity and biodiversity value of the subject site will be retained. The recoming review recommendation of 23 August 2023 required the proponent to program a nuptated arborist report, biodiversity assessment, and updates to councif 5 biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to conside whether the additional information addressed these recommendations. The panel was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of 23 August and the Planning Proposal was referred to TNRSW who raised no concerns. In addition, Council's Strategit Transport Taylener also raised no concerns with regard to the proposal. Any future development application where tarfit and car parking would need to be assess. Complication to ensure consistency with the planication the ensure integrates the planning Proposal Any future development application where tarfit and car parking would need to be assessed. Complication to ensure issues in targ and to the Planning Proposal. Any future development application to ensure issues index as and the Planning Proposal was referred to TNRSW who raised no concerns. In addition, Powedpointer Application to ensure issues raised as an of the Planning Proposal Whet regard to impact and the regard to impact and the regard to impact and the regard to impact on the surger start of the subject is would powedpointer Application to ensure issues raised as an of the Planning Proposal Whet regard to impact on the surger start powed need to be assuesd.
7718	Inaccuracies in architectural drawings. Outdated traffic study	Inaccuracies in architectural drawings will be addressed as part of a future development application on the site. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to THSW who raised no concerns. In addition, Council' Strategic Transport Engineer taol raised no concerns with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car paring would need to be assessed. Compliant car parking would provided as part of the Public Planning Proposal Planning Proposal. Planning the surrounding rand entervix are addressed.
7721 7723 7724	Inaccuracies in architectural drawings. Overshadowing concerns Overshadowing concerns Overshadowing concerns	Inaccuracies in architectural drawings will be addressed as part of a future development application on the site. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal was referred to THSW who raised no concerns. In addition, Council's Strategic Transport Engineer take in caised no concerns with regard to the proposed Planning the reposal. Any future development of the subject site would be subject to a Development Application where traffic and car paring would need to be assessed. Compliant car parking would provided as part of the Development Application the ensure sixes: Taket as part of the Bunning Proposal with regard to inpact to the surrainding rad network are addressed. Overshadwing concerns will be addressed as part of a future Development Application on the site.
7728	Traffic and Infrastructure concerns. Environment Fauna and Fiora	A Biodiversity Impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the ongoing amenity and biodiversity value of the subject site will be retained. The reaching review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity and the department for a pre-gateway briefing to consider where provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider where there additional information addressed their eccommendations. The panel was satisfied that there conditions had beat educated by the Heavent biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Cound's controls is a result of the updated biodiversity mpanige. A Traffic, Transport and Parking Assessment Report adjuance traits and the Planning Proposal and the Flanning Proposal was referred to TNISW who raised no concerns. In addition, Counci's Strategic Transport Engineent alion raison concerns with regard to the poses Planning Proposal. Any future development of the builtest to elevelopment Applications where traffic and carpaniting would provided as part of the Development Application the traits and strated to the regard to the panel Compliant car parking would provided as part of the Development Application to ensure issues raised as part of the Planning Proposal with regard to the provided reset.
7729	Loss of trees and wildlife. Increased traffic congestion. Loss of education land. Overshadowing concerns. Overdevelopment	Dvershadowing concerns will be addressed as part of a future Development Application on the site. A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of messures, the orgoing amenity and biodiversity value of the subject site will be related. The recoming review recommendation of 23 August 2023 required the proponent to prepare an updated arborist Report. The biodiversity assessment, and updates to councif s biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider whether the additional information addressed there economendations. The panel met was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of 24 Sate and councifs controls as a result of the update biodiversity mapping. A Traffic Transport and Paring Assessment Report was submitted with the Planning Proposal and the Planning Proposal as referred to TMSW who raised no concerns. In disting, and to be assessed: a complant to parking would need to be assessed. The propert of the subject to a Development Application there sub-related to the prospect approal with server do the proposed with server do marking revolat. And the real metas metas a disting in a parking would need to be assessed. The properties was additioned as part of the Development Application to enviro with regord with the proposal with server to be proposed with server to a serving reading revolution are advected as part of the Development Application to enviro with the real real for the proposal with server to be assessed. Compliant car parking would provided as part of the Development Application to enviro with the real for the Planning Proposal with server to marking would nevel to a parking would need to be assesse
		Appendixed on close covers will be added as part of a fuero benchmark append oplication on the size. An oblight exploring the close of the second sec
7730	Overshadowing concerns, loss of trees and wildlife, overdevelopment of this part of Killeaton Street, increased traffic congestion, loss of education land	to a Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Application be insure issues raised as part of the Planning Proposal with regard to impact on the surrounding road network are addressed.
7731	Traffic concerns due to overdevelopment of street. Parking. Biodiversity loss.	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Planning Proposal. These reports concluded that subject to the implementation of measures, the originary and plandinesity value of the subject 1st will be retained. The reconing review recommendations O2 3 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to count?'s biodiversity mapping and and of the darborist of the origination of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to count?'s biodiversity mapping and the darborist report. The darborist prepared with the vertice of the subject state of the darborist of the darborist of the origination addressed these recommendations. The panel was satisfied that these conditions had been adequately met. All relevant biodiversity impacts will be updated biodiversity mapping. A Traffic, Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal. Any future devolpment applications to ensure consistency with the recommendations can do concerns with regard to the proposed Planning Proposal. Any future devolpment applications to ensure is subject site as a transport. Any future devolpment applications that be a bayes to a Development Application where traffic and car parking vocal with regard to the proposed Planning Proposal. Any future development of the subject site would be subject to a Development Application where traffic and car parking vocal with regard to impact on the surrounding road network are addressed.
7732	Loss of vegetation, impact on off-street parking which is currently inadequate and insufficient	A Biodiversity impact Assessment and Arborist Report were submitted as part of the Flanning Proposal. These reports concluded that subject to the implementation of measures, the organizagi amenity and biodiversity value of the subject is tavelible related. The recording review recommendations of 25 August 2023 required the proponent to prepare an updated arborist report, biodiversity assessment, and updates to cound? Is biodiversity mapping which were provided as part of additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider where the additional information submitted by the proponent. The panel met with the department for a pre-gateway briefing to consider where the additional information advected these recommendations. The panel was satisfied that three conditions had beat and equivately met. All relevant biodiversity mapping a Arific Transport and Parking Assessment Report was submitted with the Planning Proposal and the Planning Proposal and the Planning Proposal Am for there development of the subjects 18 evolution extra beaters with regard to the proposed Planning Proposal. Am for there relevant biodiversity mapping Arific Research Report Engineent Applications there refring and the planning Proposal and the Planning Proposal Am for there rediversity and the Development Application where traffic and car parking would need to be assessed. Compliant car parking would provided as part of the Development Applications there traffic and car parking would need to be assessed.

		Ausgrid has no comment to make regarding this planning proposal for a Re zoning at this point in time. Ausgrid however does look	
		forward to reviewing future Development Application submissions for	
Ausgrid	1/03/2024	any development attached to this proposal and will then provide further feedback accordingly.	Noted. Any relevant requirements of Ausgrid will be addressed under future development applications.
			Note: The reconing review process was gragereed band on Courd's provides resolution. All biodiversity related terms relevant to the Janima graposal base been day courder. A Solicitoury impact Aussumer and Advards Raper was unbitted as part of the Tamina Postal. These reports concluded that subject to the implementation of measures, the original panelty and biodiversity value of the ubject is will be relating. The reports review recommendation of 25 Auaus 227 relative the proping panelty and biodiversity value of the ubject is will be relating. The report and the relation of the relative the relative the relative the proping panelty and biodiversity value of the ubject is will be relatived. The relative the relative proping the relative the relat
		A the planning proposal is not supported by Council. B. the NSW Department of Planning and Environment be advised of Council's position and the Planning Proposal not be submitted for a Gateway Determination in accordance with section 3.34 of the Environmental Planning and Assessment At 1979. C. That Council updates Greenveb mapping to reflect the occurrence of Sydney	
Ku-ring-gai Council	22/03/2024	Turgentine tromback forest (TDF) and Blue Gum High Forest (BGHF) at 130 Killeaton Street, St. Nes. THSW has no objections to the proposed amendments to Ku-ringe JL EP 2015, as the reaoning proposal is expected to generate low traffic volumes resulting in minimal traffic impacts to the surrounding State and local road network. Mona Vale Road in the vicinity of this proposal already enhibits some congestion in the peaks. It is recommended that the planning proposal and future development actionation for the site investigate. encourages and subsorts alternative travel modes such a sublic and active	recommendations of the assessments and Council's controls as a result of the updated biodviersity mapping.
TÍNSW	5/03/2024		Noted. Consideration of alternative travel modes such as public and active transport and future cycling links will be undertaken as part of the future development application.
Biodiversity, Conservation and Science Group (EHG)	27/03/2024	Adequate justification is required to demonstrate why all other trees on site are planted, otherwise, the language throughout should be changed to reflect the possibility of regeneration. The Biodiversity Assessment Method (BAM) 2020 requires applicants to document the resonable measure takes by the proponent to wold or minimise draining of native vegetation and threstened species habitat during proposal design. Areas providing habitat for threstened ecological communities (TEC), threstened species corridros Televent habitats should be wolded to comply with the avoid and militare treat requirements. A Skyden Typerstite tronbark forcet, (STF) is a critically endangered ecological community and an entity at risk of a strious and inversible impact, it is only in conclust forcet. (STF) is a critically endangered ecological community and an entity at risk of a strious and inversible impact, it is only in conclust.	A response from Elizabeth Ashby of Keystone Ecological has been provided following receipt of the Biodiversity, Conservation and Science Group (EHG) submission. The response is as follows:

Biodiversity - The Tress are planted specimene due to the following reasons:
 -other than the individual indicated [Turpentine 651], they all appear suddenly and at once in the historical aerial photographic record which is not
constant with minarial regreneration:
 -The property has been actively managed as a gurden the entire time since the appearance of said tress. Mowing alone would have prevented natural
 regreneration of trees:
 -The trees indicative of a natural transformst:
 - The trees indicative of a eldivente planting pattern; and
 - the site was, at some stage, heaviny infected with Phive(presumably Small-Baved Privet). The management response to that infestation was the
 installation of heaving effected with Phive(presumably Small-Baved Privet). The management response to that infestation was the
 installation of heaving effected with Phive(presumably Small-Baved Privet). The management response to that infestation was the
 establishment of a viable soil seedbank.

It is therefore concluded that the trees in the garden were more likely than not to, have been planted and than an emphasis on the potential for the trees in the garden to represent natural regeneration was not warranted.

the graden to represent natural regeneration was not warranted. 2. Avoid and Minimise "The first syntemic of the Biodiversity Assessment Method (D202) states: "The NOW Biodiversity Assessment Method (BAM) is part of the Biodiversity Official Scheme (BOS)". In this isolations, the BOS is not taggered and so the sitics dements of the BAM are not directly relevant. The New exists a generating and the second of the Biodiversity Parametria and has been downstrated in the proposed by the tree existion pattern which was torum informed by the combined exological assessment and a base manufass at 1a base being a single Targeressition pattern which was there informed by the combined exological assessment and a base manufass at 1a base being a single Targeressition of the site. The other elements assigned to STIF for the purposes of the immat. The per unavaidus at 1a base being a single Targeressition (section base) and common site ground cover species that courts in manne every Jann in the Kurings gall CA. Of these 31 there, and (SF) recent Calls is considered dangerous and is recommended for removal intergencies of the ignore target in the fouries gall of the consideration (section the site of the site of the site of the site target section of the site is addiversite of the site diversite of the site of the

While tree #51 is an important tree given its age and representation of STF, it has had its primary roots severed in the past and its hazard rating is now 7 on a scale of 1 to 12. Also, 10 cours in a cluster of STF-affiliated species (#53, 39, 51, 60, 62, 67) located in the approximate centre of the site at the rear of the existing building. This dust is therefore in the impact cours for any roderedoment.

Their retention would compromise the basic design and viability of the proposal due to their location, site and propensity for limb-drog (specifically #85,78). The 51 is the only tree that has the potential to be considered as remnant 51%, but its location and condition make its retention untenable in the redeveloped landscape. Being the only Grey tronbark on site, the retention of tree 111 was the subject of much discussion with the Project Arborn, but and upgrade to the diversely was not compatible with its retention. A completer redocation of the diverse of train 111 would have measured the the Project Arborn, but and upgrade to the diversely was not compatible with its retention. A completer redocation of the diverse of train 111 would have measured and many more trees, including 2 with 51% affinities (BB, BB, Two male Forset Oaks (B45 and 49) lated for removal. The location P is the diverse of 51% affinities the searing building. They are both relatives not later 640% and the value of 0.5 The affinities the analytic beam of the diverse of 51% affinities the analytic beam of the diverse of 51% affinities of the diverse of 2 with 51% affinities the diverse of 100 µm of 200 µ

In my opinion, the relative value of the native garden and its contribution to the conservation of STIF is adequately addressed in my report and that the proposal has merit.

The conservation significance of STF is understood, but so also is the nature of its representation on site being a mixed - overwhelmingly planted - native and exotic garden. Alse Biodiversity, conservation and science Group have also asked for information regarding secure and long term management of native vegetation. I point to my list of recommendations regarding an approved Management Plan to be implemented in concert with a Landscape Plan that has been informed by ecological considerations. This is a common consent condition applied in this LGA as a response to retaining and enriching threatened ecological communities in the urban landscape.

The information submitted with the proposal therefore adequately addresses all comments received and warrants favourable consideration. All relevant biodiversity impacts will be addressed under future development applications to ensure consistency with the recommendations of the assessments and Council's controls as a realf of the patietab biodiversity magning.